

04 43187

QUIT CLAIM DEED  
Fulton County

STATE OF ILLINOIS COUNTY OF FULTON SS  
THIS INSTRUMENT FILED FOR RECORD ON THE  
15<sup>th</sup> DAY OF November AD 2004  
AT 9:30 O'CLOCK AM

THIS DOCUMENT PREPARED BY:

Jay E. Greening  
Miller, Hall & Triggs  
416 Main Street, Suite 1125  
Peoria, IL 61602-1161

*[Signature]*  
COUNTY CLERK & RECORDER

\$241.00  
AFTER RECORDING, MAIL TO:

William C. Connor  
2714 N. Knoxville Ave.  
Peoria, IL 61604

THE GRANTOR, FARMINGTON CENTRAL COMMUNITY UNIT SCHOOL DISTRICT NO. 265, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to CITY OF FARMINGTON, an Illinois Municipal Corporation, Grantee, of the County of Fulton and State of Illinois, all interest in the following described real estate; subject to the attached Preservation Covenant:

Outlot 3 in the Northeast Quarter of Section 11, Township 8 North, Range 4 East of the Fourth Principal Meridian; situated in the County of Fulton and State of Illinois;

Also, Lot 6, Block 6, Brown's Subdivision to the Town, now City of Farmington; situated in the County of Fulton and State of Illinois.

PIN: 05-04-11-207-008 (Outlot 3)  
05-04-11-207-007 (Lot 6)

Property Address: 362 West Fort Street, Farmington, IL 61531

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by its Board President and Board Secretary this 8th day of March, A.D. 2004.

FARMINGTON CENTRAL COMMUNITY UNIT  
SCHOOL DISTRICT NO. 265

By *Merrill L. Early*  
Board President

ATTEST:

By *Martha Spuehler*  
Board Secretary



### PRESERVATION COVENANT

In consideration of the conveyance of certain real property located at 362 West Fort Street in the City of Farmington, County of Fulton, and State of Illinois and legally described as follows:

Outlot 3 in the Northeast Quarter of Section 11, Township 8 North, Range 4 East of the Fourth Principal Meridian; situated in the County of Fulton and State of Illinois;

Also, Lot 6, Block 6, Brown's Subdivision to the Town, now City of Farmington; situated in the County of Fulton and State of Illinois.

- (1) The City of Farmington ("grantee") hereby covenants on behalf of itself, and its successors and assigns at all times to restore, maintain and preserve this property in accordance with the recommended approaches of the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (National Park Service, 1989) in order to preserve those qualities that make this property eligible for listing on the National Register of Historic Places.
- (2) No construction, alteration or rehabilitation shall be undertaken or permitted to be undertaken that would affect the historic features of the property without consultation with and express permission of the Illinois Historic Preservation Agency (IHPA) or a fully authorized representative thereof,
- (3) The IHPA shall be permitted at all reasonable times to inspect the property in order to ascertain if the above conditions are being met.
- (4) In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the IHPA may, following reasonable notice to the grantee, institute suit to enjoin said violation or to require the restoration of the property.
- (5) This covenant is binding on the grantee, its heirs, successors and assigns in perpetuity. All stipulations and covenants contained herein shall be inserted by the grantee verbatim or by express reference in any deed or other legal instrument by which the grantee divests itself of any interest in the property or any part thereof.
- (6) The failure of the IHPA to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or use of such right or remedy at any other time.
- (7) This covenant shall be a binding servitude upon the property and shall be deemed to run with the land.
- (8) The IHPA may, for good cause, modify or cancel any or all of the foregoing restrictions upon application of the grantee, or its successors or assigns.